

May 3, 2006 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

06AN0269

John F. Bastone

Matoaca Magisterial District
5110 Woolridge Road

REQUEST: A thirty-five (35) foot Variance to the 150 foot lot width requirement in an Agricultural (A) District.

RECOMMENDATION

Recommend denial of this request for the following reasons:

- A. As required by the Zoning Ordinance, there are no conditions upon which the request is based that are unique to the property and are not applicable generally to other properties that have been subdivided without the required lot width.
- B. The applicant has provided no information that there are such unusual circumstances about this property that adherence to the required lot width would cause an undue hardship.
- C. There are reasonable alternatives to this request that do not violate the required lot width.

GENERAL INFORMATION

Location:

Property is known as 5110 Woolridge Road. Tax ID 717-680-4785 (Sheet 15).

Existing Zoning:

A

Size:

1.2 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - A and R-25; Residential
South - A; Semi-public (church)
East - R-9; Vacant
West - A; Semi-public (church)

Utilities:

Public water and sewer

General Plan:

(Upper Swift Creek Plan)

Residential
(2.0 units per acre or less)

DISCUSSION

The applicant is proposing to place a manufactured home on the subject property. The lot width is 115 feet at the building line. The Zoning Ordinance requires a 150 foot lot width at the building line. Therefore, the applicant requests a thirty-five (35) foot Variance (see attached plat).

The applicant provides the following justification in support of this request:

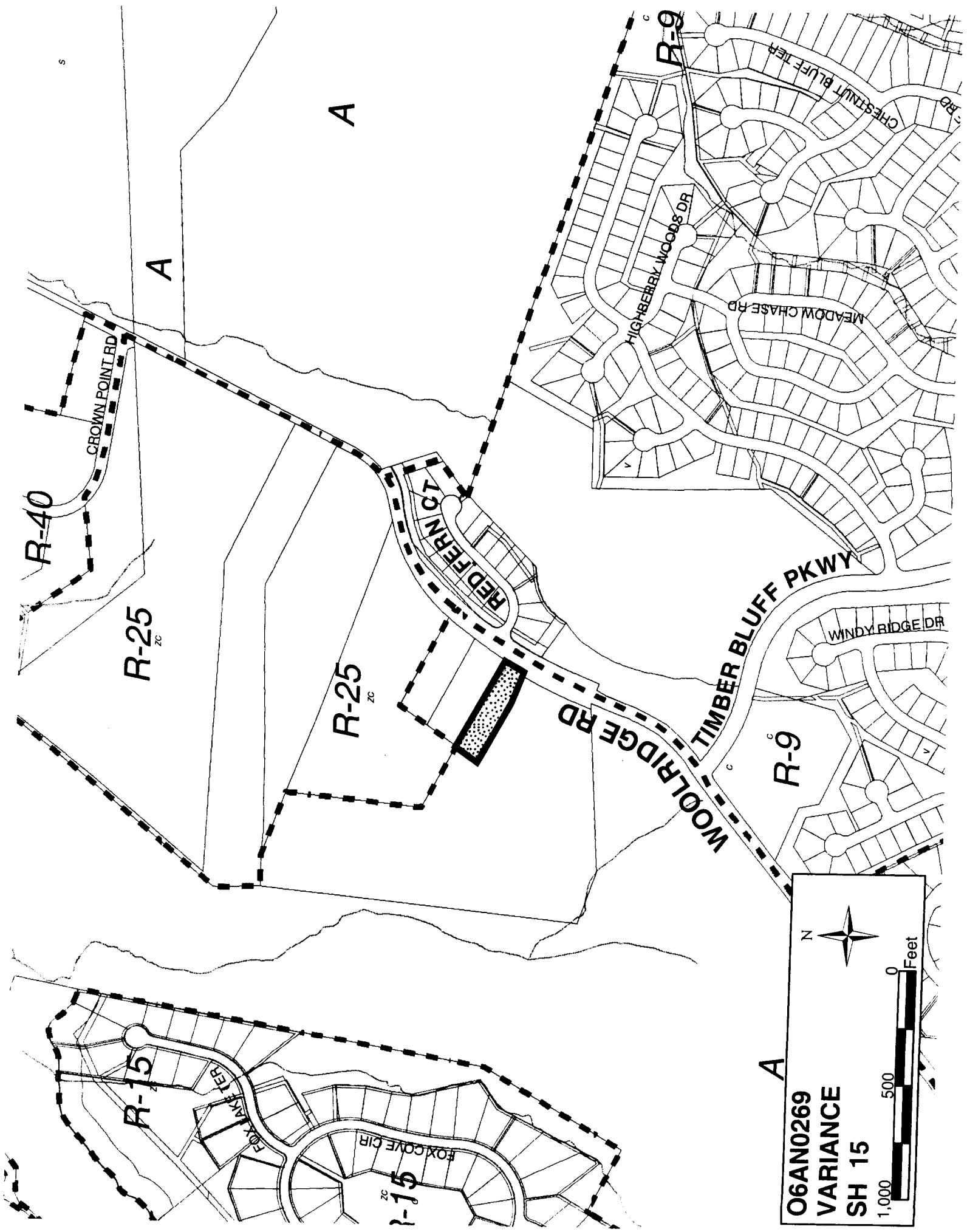
My daughter, her husband and five (5) children cannot find a large enough apartment, nor can they afford to purchase land or a home. I desire to use my existing parcel (wooded lot) at 5110 Woolridge Road to place a manufactured home on it for them. I live at 5100 Woolridge Road and own the lot at 5110 Woolridge Road. My grandson requires a wheelchair and a school that is close to home. Granting this lot width Variance will enable my family to place a manufactured home on the subject property and would allow them to have a good home, close schools and family support.

The subject property was created on December 18, 1978 and consists of 1.2 acres. The applicant purchased the subject property and the adjacent property at 5100 Woolridge Road on September 14, 2001. The adjacent property at 5100 Woolridge Road is occupied by the applicant. The applicant is proposing to place a temporary manufactured home on the subject property for his daughter and her family. However, at the building line the lot is only 115 feet in width. The Zoning Ordinance requires a 150 foot lot width at the building line. When the subject property was created in 1978, the Zoning Ordinance also required a lot width of 150 feet. Therefore, this lot was split illegally by a previous owner.

Staff's field inspection revealed a 1 ½ story frame garage. This garage is located on the front portion of the subject property. The garage is currently being used as an accessory structure for the existing single family dwelling on the adjacent parcel (5100 Woolridge Road). The applicant has indicated he would like to place the manufactured home in the rear of this mostly wooded property.

There are several alternatives to this request. The applicant could combine the subject property and the adjacent lot at 5100 Woolridge Road into one (1) lot and continue to use it as it has been in the past. The applicant could rezone the property to residential zoning that supports the existing lot width or continue to use the subject property as a zoning lot as defined in the Zoning Ordinance.

There no conditions upon which this request is based which are unique to the subject property and do not apply generally to other properties that have been subdivided without the required lot width. Therefore, staff cannot support this Variance request.



06AN0269
VARIANCE
SH 15

1,000 500 0 Feet

N

